

SECTION VII - PLAN REQUIREMENTS

7.1 SITE PLAN

7.1.1 Scope of Review

Every application for site plan review must incorporate the entire parcel within the review. Not to do so may cause approval of a use or situation which is not in conformance with the zoning ordinance and/or other applicable ordinances and regulations.

7.1.2 Professional Standards

Site plans shall be prepared, stamped, and signed by a registered Professional Engineer licensed in New Hampshire. This requirement shall apply to all site plans showing roadways, utilities, bridges and culverts, plus drainage and other construction plans. In specific cases, the Board may waive this requirement in accordance with Section X, Waivers.

7.1.3 Sheet Size

All plans shall be drawn in ink and be presented on one of the following sheet sizes:

8" x 11"	11" x 17"
17" x 22"	22" x 34"
24" x 36"	

The Board requests only one sheet plan size is used for preparing all plans.

7.1.4 Specific Plan Information - Existing Site Conditions

In order for the Board to comprehensively evaluate a site plan proposal, the applicant is required to show the following information as part of the site plan, unless granted a waiver in accordance with Section X, Waivers.

- A. Location of site, names, and addresses of current owners of record and current abutting land owners. A separate list of current names and addresses of abutters must also be provided.
- B. Name and address of person(s) or firm preparing the plan. Said plan must contain the date of preparation, title, north arrow, scale, legend and zoning district(s). Name and address of person(s) or firm preparing other data and information if different from the preparer of the map. Plans shall also contain a signature block for Board approval.
- C. Surveyed property lines including angles or bearings, distances, monument locations and size of the entire parcel. Said plan must be attested to by a professional surveyor licensed in the State of New Hampshire.
- D. Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).
- E. The location of existing drainage systems, structures, and drainage easements, if any.
- F. The shape, size, height, location and use of all existing structures on the site and within 200 feet of the site.
- G. Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, and other significant environmental features, including wetland soils.

- H. Man-made features such as, but not limited to, existing roads and structures. The plan shall also indicate which structures are to be retained and which are to be removed or altered.
- I. The size and location of all existing public and private utilities, including off-site utilities to which connection is planned, and any underground storage tanks, abandoned or in use.
- J. A vicinity sketch showing the location of the site in relation to the surrounding public street system, to be shown within a distance of 1,000 feet.
- K. A High Intensity Soil Survey (HISS) of the entire site, or the portion as determined by the Board. Calculations shall be provided and shown on a sheet appropriate to the plan. Such soil survey shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted. (Rev. 5/99)
- L. Location and description of all existing easements and/or rights of way.
- M. Tax map and parcel number.
- N. Each existing building or manmade structure, including stone fences, shall be shown on the plan and reviewed with the Board for historic significance. Such historic features may be destroyed or removed only with Board approval.

7.1.5 Specific Plan Information - Proposed Site Conditions

- A. Proposed grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where grade is less than five percent (5%).
- B. The location and layout of proposed drainage systems and structures, including elevations for catch basins.
- C. The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site, first floor elevation(s), building elevation(s), and a rendering of the proposed structure(s).
- D. Construction drawings, including, but not limited to, pavement, sidewalks, steps, curbing and drainage structures.
- E. Location and timing patterns of proposed traffic control devices, including painted road indicators, and all signage.
- F. The location, width, curbing and paving of proposed streets, driveways and sidewalks with indication of direction of travel for one-way streets; including the radii of streets, driveways, access ways, and sidewalks within the site and its relationship to the off-site street system.
- G. The location, size and layout of on and off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided.
- H. The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage facilities, gas lines, power lines, telephone lines, fire hydrants and alarm connection, underground storage tanks, and other utilities.

- I. The location, type and size of all proposed landscaping, screening and open space areas.
- J. The location and type of lighting, including the cone of illumination on the site.
- K. The location, size and exterior design of all proposed signs to be located on the site.
- L. The type and location of all solid waste disposal facilities and accompanying screening.
- M. Location of proposed on-site snow storage.
- N. Location and description of proposed easement(s) and/or rights-of-way.
- O. Note indicating that "all road and drainage work to conform to the standard specifications for construction in the State of New Hampshire".
- P. Location, projection direction, and decibel level of all sound reproduction devices located on the site.
- Q. Any other information the Board may require in order to properly evaluate the proposed development including, but not limited to, the following:
 - 1. Calculations relating to stormwater runoff.
 - 2. Information on the composition and quantity of wastewater generated.
 - 3. Information on air, water, or land pollutants discharged.
 - 4. Estimates of noise generation.
 - 5. Grading, drainage and erosion and sediment control plan. (See Section 7.2.3 and Appendix A, for requirements for this submission).
 - 6. Any other plan required under Section 7.2.
 - 7. Copies of applications for all required state and federal permits. (Added 2008)

7.2 DESIGN STANDARDS AND ADDITIONAL PLANS, STUDIES, AND EXHIBITS

This section (7.2) includes design and construction standards for proposed developments within the Town of Newton. Each subsection addresses concerns regarding development on an issue by issue basis. Each issue is addressed in an integrated fashion. The discussions include: the considerations the Board will take under advisement when reviewing a proposal; design criteria; and the need for, and format of, any additional information that shall be submitted. These standards are considered the minimum standards and may be more stringent if needed to secure the protection of health, safety and general welfare of the citizens of Newton and the region.

These other plans, studies and/or exhibits may be required in an effort to determine the completeness of a site plan review application and its conformity to all applicable ordinances and regulations. The Board may also require the submission of plans, studies, and/or exhibits above and beyond those outlined in 7.1.4 through 7.1.5 as part of their consideration of a complete site plan review. The cost of reviewing such plans and studies shall be paid by the applicant, in accordance with RSA 674:44,V & RSA 676:4, I(g) and 6.1.1, A(1) of these regulations.

7.2.1 General Standards for Requirement of Additional Information

- A. When the Board determines that the impact of the proposal is not adequately addressed by the minimum submission requirements of 7.1.4 and 7.1.5, or when the proposal will impact a sensitive or critical area (concerns include, but are not limited to, neighborhood density, environmental sensitivity, etc.) the Board may require any of the plans, studies, or information exhibits, in this section. Any doubt as to a particular impact shall be resolved in the determination that the impact requires additional information.
- B. These studies must assist the Board in making an informed decision that protects the health, safety and general welfare of the citizens of Newton and the region. Frivolous requests for the purpose of added delay and expense shall not occur.
- C. The submission requirements in this section merely list minimum standards for the most often requested information. This section in no way limits the type of plan, study or exhibit, or the depth of such plan, study, or exhibit required by the Board.

7.2.2 Construction Plan

The Board may require the submission of a construction plan when the proposal is of significant size or complexity. The purpose of this plan is to provide detailed information and layout of the improvements (if they are required) to be constructed as part of the site's development. Information shall be provided in accordance with Appendix A, I, paragraphs A through E.

7.2.3 Grading, Erosion and Sediment Control and Plan

Developments shall not increase, modify, or alter the normal patterns of off-site drainage, erosion, sedimentation, caused during the development of the site and/or by the eventual development itself. The applicant shall provide for and maintain methods that eliminate any detrimental downstream effect to other property. Developments shall not increase the amount of erosion and sediment in surface waters. For significant or complex developments the Board shall require a plan to address these issues.

The applicant shall submit such plans to the Board for any tract of land being developed where one or more of the following conditions are proposed or present:

- A. A cumulative disturbed area exceeding 20,000 square feet.
- B. Construction of a street, or road.
- C. Disturbed environmentally critical areas.
- D. Standard agricultural and timber harvesting practices are exempt from this regulation.

The Board may waive the requirement for all or part of a grading, erosion and sediment control plan if it determines that a plan is unnecessary because of the size, character, and/or natural condition of a site. All requests for waivers and action thereon shall be made in writing, in accordance with Section X, Waivers.

Description of the design standards, plan requirements, and other relevant criteria can be found in Appendix A, II, of these regulations. The design standards shall apply to all development projects, regardless of size and/or scope.

7.2.4 Stormwater Management & Plan

Developments shall not increase, modify, or alter the normal patterns of stormwater drainage caused during the development of the site and/or by the eventual development itself. The applicant shall provide for and maintain methods that eliminate any detrimental downstream

effect to other property. For significant or complex developments the Board shall require a plan to address these issues.

- A. The applicant shall submit a Stormwater Management Plan to the Board for any tract of land being developed where one or more of the following conditions are proposed or present:
 - 1. A cumulative disturbed area exceeding one (1) acre.
 - 2. Construction of a street, or road.
 - 3. Disturbed environmentally critical areas.
 - 4. Standard agricultural and timber harvesting practices are exempt from this regulation.

The Board may waive the requirement for all or part of a Stormwater Management Plan if it determines that a plan is unnecessary because of the size, character, and/or natural condition of a site. All requests for waivers and action thereon shall be made in writing, in accordance with Section X, Waivers.

- B. Where it is determined that the additional runoff incidental to the development will overload or significantly increase an existing downstream drainage facility, the Board may require the provision of drainage easements or other improvements (i.e., retention/detention ponds and/or facilities) necessary to alleviate such problems. All required drainage improvements and/or facilities shall be designed to accommodate a 25-year storm event. Drainage calculations shall be prepared in conformance with the guidance document, Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas of New Hampshire, prepared by the USDA Soil Conservation Service, as amended.
- C. Description of the design standards, plan requirements, and other relevant criteria can be found in Appendix A, III, of these regulations. The design standards shall apply to all development projects, regardless of size and/or scope.

7.2.5 Roadway, Access and Traffic Standards and Analysis

- A. Roadways and access points. Traffic access to the site from town streets shall ensure the safety of vehicles and pedestrians. The design and construction standard for roadways and points of access are as follows:
 - 1. The Board shall approve of the design for a proposed access/egress point onto the public way. Said point shall provide an adequate sight distance, grade, width and curb. Sight distance shall be determined in accordance with State permitting requirements. In any case sight distance shall not be less than 250 feet.
 - 2. Driveways and access onto State highways shall be designed in accordance with the NH Department of Transportation's Administrative Rules Tra 302, as amended, prior to final approval of the site plan. These design standards shall also apply to driveways onto local highways, where possible.
 - 3. In all cases, the number of access points to a given street shall be held to a minimum, preferably one point of access in order to reduce traffic hazards from turning movements and to ease the installation of traffic control devices, when necessary.

- (a) Two driveways or accesses shall be allowed only when a lot has a frontage of 300 feet or more.
 - (b) Driveways or accesses shall be located at least 100 feet from street intersections and major driveway entrances, where possible.
- 4. The Board may require improvement of existing access/egress point(s) in order to provide safe traffic flow onto abutting streets, should increased traffic be generated by the proposed development.
- 5. Off-site improvements may be required, such as increasing pavement width or adding deceleration lanes, curbing and signaling devices, in order to mitigate hazardous impacts.
- 6. Traffic circulation, pedestrian access, parking and loading facilities, and emergency access shall be designed and located in a manner which ensures maximum safety on-site.
- 7. Driveways shall be located in such a manner as not to unduly harm the owners or occupants of neighboring parcels.
- 8. Private streets serving non-residential developments shall remain in private ownership and the developer shall provide legal instruments to insure their continued maintenance and ownership.
- B. All proposed non-residential developments shall be reviewed by the Board to ascertain that adequate provisions have been made by the owner or his/her agent for traffic safety. To facilitate this review, the applicant may be required to provide a traffic impact analysis when deemed necessary by the Board due to the size, location, or any other traffic generating characteristics of the development. Description of the design standards, plan requirements, and other relevant criteria can be found in Appendix A, IV, of these regulations.

7.2.6 Parking Standards and Design

- A. Parking spaces shall be provided for in accordance with this section and shall not be less than 9 feet wide or less than 18 feet long.
- B. Parking areas and drives shall be paved if public use is intended; however, the Board may waive paving to reduce runoff which cannot be disposed of properly.
- C. Off-street parking areas shall be adequate for, and within a reasonable walking distance of, the buildings and use they are designed to serve.
- D. Access to parking areas shall be designed so as not to obstruct free flow of traffic. There shall be adequate provision for ingress to and egress from all parking spaces to ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below. Only one-way traffic shall be permitted in aisles serving single-row parking spaces placed at an angle other than ninety degrees.

Parking Angle (degrees)	Aisle Width (feet)
45	14
60	18

E. At minimum, parking spaces shall be provided as follows:

1. Professional, general office, retail or service uses -- at least one (1) parking space per 300 square feet of gross floor area.
2. Clubs, restaurants, churches, or places of assembly - one (1) parking space per three (3) person capacity.
3. Wholesale and distribution, warehousing and storage, and other enclosed storage uses, manufacturing, light industrial and industrial uses - one (1) parking space per 750 square feet of gross floor area or one (1) parking space per employee on the maximum shift, whichever is greater.

Where a use is not specified above, the regulations' intent is that adequate parking spaces shall be provided for the vehicles of all persons likely to be gathered at the premises at one (1) time. All parking spaces must be on site or assured of perpetual existence by easement.

In site plans of more than one (1) use, the aggregate number of parking spaces shall be apportioned based upon the various uses, with respective areas designated upon the plan.

For handicapped parking requirements, "The Architectural Barrier Free Design Code for the State of New Hampshire - Section 304", as amended, is incorporated by reference herein.

F. Parking spaces shall be arranged so that cars will not back into a public street.

G. The minimum grade for parking areas shall be .5%, the maximum grade shall be five percent (5%).

H. The final design of the parking lot shall be subject to approval of the Board, which may require other standards as special circumstances warrant. Additional design specifications are found in Appendix A, V.

7.2.7 Off-Street Loading

A. Spaces requirements: for the uses listed below, the following off-street loading space requirements will apply:

1. Retail and service establishments-One space for each 10,000 square feet.
2. Wholesale and manufacturing-

Square footage of building	Number of spaces
5,000-15,000	1
15,001-25,000	2
25,001-35,000	3
35,001-45,000	4

45,001+	4 + (1 per 20,000 over 45,001)
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- B. Size requirements: the first loading berth required in each instance shall not be less than 12 (twelve) feet in width, 50 (fifty) feet in length, and 14 (fourteen) feet in height and may occupy all or any part of a required yard, except repaired driveways and internal access roads. However, up to 50% of any additionally required berths may be less than fifty (50) feet in length provided that in no case shall any berth be less than twenty (20) feet in length.

7.2.8 Sidewalks

Sidewalks, where applicable, shall be provided for pedestrian traffic to provide connection between the main entrance of businesses, industries, and parking areas. In the event that pedestrian shoppers or employees are reasonably anticipated, provisions shall be made for the installation of sidewalks running from the street line to the principal building. Sidewalks shall be at least six (6) inches above grade and shall be protected by curbing. Sidewalk designs shall include means for handicapped access.

7.2.9 Landscaping Design and Plan

The Town of Newton requires attention to landscaping design in order to protect and preserve the appearance, character, and value of the surrounding neighborhoods by providing a better transition; by improving the compatibility between various land uses in the Town; and by buffering neighboring properties and areas from any adverse effects of site development.

These regulations shall mitigate the appearance and detrimental impact of non-residential uses. Any application of these regulations shall protect the value and provide for quiet enjoyment and nuisance-free use of neighboring properties.

- A. Landscaping and screening must be provided with proper regard to adjacent properties, the public highway and within the site, including interior landscaping of parking areas. The proposed landscape design must be sensitive to any well-executed and maintained adjoining property landscape design.
1. Where landscaping in the open space abuts parking areas, surface ground contours must be bermed or mounded to partially obscure views of the lower portions of parked vehicles.
 2. The Board recommends the use of low maintenance planting materials, the incorporation of groundcovers, such as grass or other low-growing groundcovers and that mulch, such as bark chips, be used in limited areas.
 3. Landscaping around buildings shall be provided to buffer parking areas, to define entrances, to provide foundation planting, and to soften large expanses of walls or long roof lines.
- B. All outdoor storage areas, loading areas and trash receptacles shall be located or screened and fenced to prevent visibility from public roads, parking areas, or neighboring properties. The manner of waste disposal shall be specified and the plan shall show the location of all waste disposal facilities. The color, style and location of any proposed fencing shall be reviewed and approved by the Board.
- C. Landscaped buffer strips of 50 feet must be provided where a proposed non-residential development abuts residential properties. This buffer shall adequately shield the residential properties from the adverse effects of the non-residential use. When separating two commercial lots the buffer must be 25 feet. This buffer must be 50 feet

in width if the non-residential development abuts a Residential Zone, see Section X, 1 of the Newton Zoning Ordinance. No parking shall be located within any part of the buffer zone.

Where appropriate, existing trees and vegetation must be incorporated into the buffer strips or landscaping design. Buffer strips must contain vegetation which will screen the view from adjacent residential property during all seasons, this screening must exclude visual contact between uses and create a strong impression of the separation of spaces. Fencing alone may be considered an acceptable method of screening only if granted a waiver in accordance with Section X, Waivers.

- D. For non-residential land uses, the amount of landscaping required shall be 20% of the entire site or 50% of the gross floor area of the principle structure; whichever is greater.
- E. When deemed appropriate, considering the size and scope of a proposal, a landscaping plan may be required for submittal. Such plan must show locations and types of vegetation to be retained or established.
 - 1. The Board shall indicate its approval of the landscaping plan, as filed, if it complies with the requirements and objectives of this regulation. If disapproved, a list of plan deficiencies and the procedure for filing a revised plan will be given to the applicant.
 - 2. The Board will also seek an advisory opinion of the Conservation Commission when a landscaping plan is required.
 - 3. Technical review of any landscaping plan prepared under this regulation may be reviewed by the Town's consultant at the applicant's expense.
- F. Where appropriate, natural vegetation shall be retained as a buffer along environmentally sensitive areas such as watercourses, wetlands, and standing waters, in accordance with sound environmental practices, as described by the Department of Environmental Services. Landscaping along designated Scenic Roadways is controlled by Town Ordinance and shall be disturbed only if permitted through that process.
- G. Pre-existing or non-conforming lots which are the subject of site development shall not be subject to the landscaping requirements described above in subsection C & D. In such cases, a landscaping plan shall be developed which adequately addresses the concerns outlined in the above subsections A & B.

7.2.10 Protection of Natural and Historic Features

- A. Each significant natural feature within the site including large or unusual trees, watercourses, natural stone outcroppings, and other scenic features shall be shown on the plan. Planning Board approval shall be obtained before removal of such features.
- B. Each existing building or manmade structure, including stone fences, shall be shown on the plan and reviewed with the Planning Board for historic significance. Such features will not be destroyed or removed without Planning Board approval.

7.2.11 Bridges

Bridges must be built according to the NH Department of Transportation manual, Standard Specifications for Road and Bridge Construction dated 1990 and as amended. All bridge plans must be approved by the State Engineers prior to construction.

7.2.12 Outdoor Lighting

All outdoor lighting shall be directed and shielded so that no glare will spill out onto abutting residential properties. After 10:00 p.m., or other time as established by the Board, only that amount of light necessary for the security of the premises shall be permitted. Fixtures and locations shall be approved by the Board. In terms of placement and type, all outdoor lighting shall comply with the NH Code for Energy Conservation in New Building Construction, as prepared by the NH Public Utilities Commission, as amended.

7.2.13 Fire Protection

Fire alarms, fire hydrants, and fire ponds shall be provided as specified by the Newton fire department. These items shall be shown on the site plan and installed by the applicant.

7.2.14 Snow Storage

Provisions shall be made for adequate snow storage during the winter months.

7.2.15 Water, Wells, On-site Sewage, and Hydrogeological Studies

A. Water

1. On-site water supply: the provision of an on-site water supply shall conform to criteria of the Water Supply and Pollution Control Division of the NH Department of Environmental Services. It shall be the responsibility of the applicant to provide adequate information to prove that the site is adequate to permit the installation and operation of both individual on-site water supply and sewage disposal systems.
2. A hydrogeologic study, as described in Appendix A, VII, shall be required for any well with a withdrawal of over 20,000 gallons per day.

B. Sewage

1. No site plan will be approved where the site does not meet the minimum standards imposed by the Water Supply and Pollution Control Division of the NH Department of Environmental Services and the design standards for sewage systems in Appendix A, VI.
2. Each site proposed for non-residential development shall have at least two test pits, separated by at least fifty (50) feet. The test pits shall establish the existence of a contiguous area of 4,000 square feet, or larger per Env-Ws 1014.01 et seq., suitable as a receiving layer for a leaching system. This area shall be shown on the plan. The Board requires that all test pits be verified by its designated agent.
3. A hydrogeologic study, as described in Appendix A, VII, shall be required for any septic system, or combination of systems, existing or planned, on one parcel, that is(are) designed to accommodate 2,500 gallons per day, or more.

7.2.16 Utilities

- A. The applicant proposing a non-residential development shall install all electric, telephone, and other utility distribution lines per specifications of the public utilities companies involved, and there shall be provided by the developer such easements as are required for transformer units.

7.2.17 Easements

- A. All easements dedicating rights to the Town of Newton are subject to review and approval by the Board and Town Counsel.
 1. Where the topography is such as to make difficult the inclusion of any utilities or other facilities within the road rights-of-way, the site plan shall show the boundaries of the proposed permanent easements over or under private property. Such easements shall not be less than twenty five (25) feet in width and shall have satisfactory access to existing or proposed rights-of-way.
 2. Where a proposed non-residential development is traversed by a watercourse or drainage way, the Board may require a stormwater easement or drainage right-of-way of at least twenty five (25) feet in width.

7.2.18 Noise

In accordance with Section XIII of the Town of Newton Zoning Ordinance, the following standards shall apply for the purpose of regulating noise levels within the Town.

- A. The owner, occupant and/or any person shall not permit the projection of sound or noise which exceeds the limiting noise level set forth in Table 7.2.18, below. This noise shall not extend beyond the border of the parcel where the noise originates.
- B. The issuance of a building permit shall carry an automatic increase in the noise limit to seventy-five (75) DBA for all activities directly involved with the permitted construction for the hours between 7:00a.m. and 8:00p.m. The noise limits for the hours between 8:00p.m. and 7:00a.m. shall remain as specified in Table 7.2.18 below, unless otherwise specified in the site plan.
 1. The measurement of sound or noise shall be made with a sound level meter meeting the standards prescribed by the American National Standards Institute.
 2. The appropriate methodology shall be used in conjunction with a meter in order to best determine that the maximum permissible sound pressure levels for use districts has not exceeded the limiting noise level set forth in Table 7.2.18.
 3. Measurement of sound levels shall be made at the property line of the property on which such noise is generated or perceived, as appropriate, and shall be taken at least four feet from ground level.
 4. Compliance with the noise limits is to be maintained at the boundary of the property.
 5. Daytime hours shall be between 7:00a.m. and 8:00p.m. Night-time hours shall be between 8:00p.m. and 7:00a.m.

TABLE 7.2.18
Maximum Permissible Sound Pressure Levels
(Sound Pressure Level Limits Measured in DB(A)s)

	DAYTIME	NIGHT-TIME
Industrial Uses	70	65
Commercial Uses (Includes professional office structures)	65	55

7.2.19 Other State, Federal, and Local Requirements

The following State permits may be required as applicable:

- A. NH Water Supply & Pollution Control Division septic system design approval.
- B. NH Wetlands Board "Dredge & Fill" permit.
- C. NH Department of Transportation driveway access permit.
- D. NH Water Supply & Pollution Control Division WS411 permit for underground storage tanks as regulated by RSA 146-C.
- E. NH Department of Environmental Services Site Specific permit.
- F. Any other State or Federal permits required.

Where the application requires State or Federal permits, the applicant shall provide copies, to the Planning Board, of all correspondence between the applicant and the agency from which the permit is sought. (Rev. 5/99)

7.3 FINAL APPROVAL

7.3.1 Items Required for Final Approval

The Board will not give final approval to a site plan review application until the following items, if applicable, have been submitted and reviewed by the Board or its designated agent.

- A. Draft language of any protective covenants where the applicant proposes to regulate land use within the development or otherwise protect the proposed development.
- B. Warranty deeds conveying to the Town any streets, right-of-way, and sites dedicated for private use. Such conveyances shall be in fee simple form, free from all encumbrances. These documents shall be reviewed by Town Counsel prior to approval.
- C. As a condition of the Board's approval, the applicant shall execute an agreement which specifies the terms and understandings between the parties with respect to the terms of approval.
- D. For site plan proposals which involve the construction of a roadway, monumentation shall be installed as part of the installation of other required improvements as set forth in these regulations.
- E. Any required performance guarantee, and deposit of inspection fee. These guarantees shall be subject to Town Counsel review as provided in Section IX, Performance and Maintenance Guarantee.
- F. All administrative, engineering review, recording fee and public notice fees.
- G. Any required federal, state, or local approvals or permits.